



# County of Fairfax, Virginia

DEC 17 2012

## MEMORANDUM

DATE: 12/14/2012

TO: Distribution List

FROM: Barbara C. Berlin, AICP  
Director  
Zoning Evaluation Division  
Department of Planning and Zoning

### REVITALIZATION

SUBJECT: Development Plan Analysis

REFERENCE: Application No. RZ/FDP 2012-DR-019 (Elm Street Residential)  
Development Plan: Included X Not Included     

#### Case Information

Staff Coordinator: Nick Rogers  
Pre-Staffing Date: 1/28/2013 Staffing Date: 2/21/2013  
Public Hearing Dates: To be Scheduled to follow Concurrent out  
of Turn Plan Amendment

Attached for your review and comment is the Rezoning Statement/Final Development Plan of Justification, Location map and Development Plans (if available) for the subject application.

Action addressees are requested to provide written comments to this office to staff coordinator by **2/1/2013** to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

#### Information Addressees

— Clerk to the Board of Supervisors  
Attn: Cathy Chianese

— Planning Commission  
Executive Director  
Attn: Barbara Lipa

— Economic Development Authority  
Dir. of Market Research and Communication  
Attn: Nate Edwards

— DPZ-ZED Division Director  
Barbara Berlin, AICP

— DPZ-ZED Branch Chiefs

— DPZ-ZED Chief, Proffer Interpretation Branch  
Attn: Kevin Guinaw

— DPZ-ZED Admin Asst. IV Legal Notices  
Attn: Lori Mallam

— Dept. of Facilities Mgmt. Analyst, Property Mgmt. Div.  
Attn: Marguerite Guarino

— Dept. of Information Technology  
Network Services Div.  
Radio Engineer, Radio Center

— Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
\*MV or LEE cases only

— Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708  
Attn: Jacquie Woodruff

#### Action Addressees

— DPZ- Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Pam Nee

— DPZ  
Chief Zoning Inspector  
Attn: Joe Bakos  
\*CSPA Applications only

— DPWES  
Site and Addressing  
Attn: Hallala Faraj

— DPWES  
Sanitary-Sewer  
Attn: Gilbert Osei-Kwadwo

— VDOT  
Attn: Deborah Townley

— Fire & Rescue Dept.  
Information & Technology  
Attn: Eric Fisher

— Fire Prevention Div  
Plans Review Section  
Attn: Dave Thomas/Sandra Ward

— Fairfax County Public Schools  
Facilities Svcs. Division  
Office of Design & Construction Services  
Attn: Weldon Spurling

— Fairfax County Public Schools  
Office of Facilities Planning

— Fairfax County Water Authority  
Planning & Engineering Div.  
Manger, Planning Dept.  
Attn: Traci Goldberg

— Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Angela Rodeheaver

— Dept. of Housing & Comm. Dev.  
Housing Development Div.  
Housing Development Officer  
Attn: Charlene Fuhrman-Schulz

— Dept. of Tax Administration  
Real Estate Division  
Acting Director  
Attn: Tim Shirocky

— Dept. of Health  
Div. of Environmental Health  
Technical Review and Information Resources  
Attn: Kevin Wastler

— Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl.

— Virginia Department of Forestry  
Forester  
Attn: Jim Mc Glone

— Northern Va Soil and Water Conservation District  
Attn: Willie Woode

— Planning Commissioner  
Dranesville District

— Board of Supervisors  
Dranesville District

— Office of Community Revitalization/Reinvestment  
Attn: Barbara Byron  
\*CRD or Tysons Cases only

Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
www.fairfaxcounty.gov/dpz/



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# REVITALIZATION



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: \_\_\_\_\_

RZ/FDP 2012-DR-019  
RECEIVED  
Department of Planning & Zoning  
SEP 25 2012  
Zoning Evaluation Division  
(Assigned by \_\_\_\_\_)

## APPLICATION FOR A REZONING (PLEASE TYPE or PRINT IN BLACK INK)

### PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), ELM STREET RESIDENTIAL, L.L.C., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-3 District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA ( ) CDP (X) FDP (X) CDPA ( ) FDPA ( )

#### LEGAL DESCRIPTION:

BEATTY-ELMORE PCL A			19439	0475
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

#### TAX MAP DESCRIPTION:

30-2	1		61	4.43
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

#### POSTAL ADDRESS OF PROPERTY:

6862 ELM STREET, MCLEAN, VA 22101

#### ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

EAST OF ELM STREET AND SOUTH OF FLEETWOOD DRIVE	
PRESENT USE: OFFICE	PROPOSED USE: OFFICE, RETAIL, RESIDENTIAL
MAGISTERIAL DISTRICT:DRANESVILLE	OVERLAY DISTRICT (S): SC, HC, CRD

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

BRIAN J. WINTERHALTER, COOLEY LLP

Type or Print Name

11951 FREEDOM DRIVE, RESTON, VA 20190

Address

*Brian J. Winterhalter*  
Signature of Applicant or Agent

(Work) 703-456-8168

(Mobile)

Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: November 2, 2012

RZ 2012-0215  
Fee Paid \$ 34,005.00

*Virginia Ruffner*  
FDP 2012-0217

6862 ELM STREET  
STATEMENT OF JUSTIFICATION  
RZ/CDP/FDP 2012-DR-\_\_\_\_

October 24, 2012

RECEIVED  
Department of Planning & Zoning  
OCT 25 2012  
Zoning Evaluation Division

**I. INTRODUCTION**

Elm Street Residential, LLC (the "Applicant") seeks to rezone a parcel of land located at 6862 Elm Street in McLean, and identified on the Fairfax County Tax Map as 30-2 ((1)) Parcel 61 (the "Property"), to the Planned Residential Mixed-Use ("PRM") District to permit a well-integrated, mixed-use development within the McLean Community Business Center ("CBC"). Specifically, the Applicant proposes to develop the existing surface parking lot on the Property with a mid-rise residential building with a maximum of 240 dwelling units and a separate two-story building with up to 8,720 square feet of retail uses. The Applicant proposes to maintain the existing 109,600 square foot office building on the Property.

The Applicant's proposed development of the Property furthers the vision of the Fairfax County Comprehensive Plan to create a more pedestrian-friendly, mixed-use environment within the McLean CBC. The proposed rezoning application will allow the Applicant to transform the Property from a single-use, surface-parked office site to a vibrant, pedestrian-oriented, mixed-use development with a significant Class A residential component, complementary neighborhood-serving retail, and meaningful open space for gathering and passive recreation. The proposed development provides an important opportunity to enhance the pedestrian experience, activate Elm Street with a mix of uses, and to establish a classical, timeless architectural vision for downtown McLean.

**II. LOCATION AND EXISTING CONDITIONS**

The Property is located northeast of Elm Street, southwest of Fleetwood Road, and west of the McLean House condominium community. The McLean Square Office condominium lies to the southeast of the Property. An office site and the McLean Crest townhouse community are located to the northwest across Fleetwood Road. The Property is approximately 4.43 acres and lies within downtown McLean, which is more specifically identified in the Comprehensive Plan as the McLean CBC. The Property is zoned C-3 Office District and currently is developed with a nine-story office building of 109,600 square feet, which fronts onto Elm Street, and a surface parking lot to the rear to support the office building. The Property has four vehicular access points; two are on Elm Street and two are on Fleetwood Road. There is little landscaping and minimal open space.

**III. PROPOSED MIXED-USE DEVELOPMENT**

**A. Overview of the Proposed Development**

The Applicant proposes to rezone the Property to the PRM District to redevelop the existing surface parking lot with an integrated mix of Class A residential units and neighborhood-serving retail uses, while retaining the existing office building. The new residential building, new retail space, and existing office space collectively represent a 1.76 FAR

for the Property. The rezoning application includes a Conceptual Development Plan/Final Development Plan ("CDP/FDP") depicting the layout of the residential, retail, and office buildings. As shown on the CDP/FDP, the proposed uses will be knitted together by a comprehensive landscape and open space program that will include attractive and convenient amenities for residents and employees of the Property and the downtown McLean area. The Property is an important site within downtown McLean situated between the commercial core of the CBC and lower density residential areas. The proposed development will bring additional activity and vibrancy to downtown McLean with land uses, design features, and an intensity that create an appropriate and desirable transition between residential areas and the predominantly commercial center of the CBC.

## **B. Mid-Rise, Class A Residential Building**

The Applicant proposes to develop a significant portion of the Property's existing surface parking lot with a mid-rise, Class A residential building containing up to 240 dwelling units. The residential building will front onto Fleetwood Road and have its primary vehicular access via a new internal pedestrian and vehicular street extending from Fleetwood Road through the site. Pedestrian access to the building will be available from Elm Street as well as Fleetwood Road. The design of the proposed building includes two terraces, landscaping, seating areas, and a range of amenities. These design features provide substantially more landscaping and open space than currently exists at the Property. The Applicant has carefully designed the residential building to achieve several specific objectives, as described in more detail below.

### **1. Classical, Timeless Architecture**

The proposed residential building will have a classical design language as depicted on the architectural elevations on Sheets 14 and 15 of the CDP/FDP. The residential building takes precedent from pre-war urban residential buildings whose timeless character and distinct features are appreciated not only by their residents, but by their communities as a whole. Inspired by Jeffersonian vernacular, the architecture is accented with traditional materials and massing. The corner rotunda anchors the two primary elevations and an internal courtyard provides abundant natural light to the site. A hierarchy of facades transcribes the relation of each part to the whole, from its classical entry at Fleetwood Road to the plinth of the garage entrance across from the proposed park; each component speaks to each other in classical expression, but stands independently through the enduring style and timeless design. There is a significant opportunity for this classical expression and enduring elegance to set an architectural vision for downtown McLean.

### **2. Appropriate Transition in Building Height**

The proposed residential building's height and massing are designed to create a transition between the commercial core of downtown McLean and the lower density residential communities to the west and north of the Property. The proposed building will have five stories of residential space, with structured parking below, at a maximum building height of 75 feet. This maximum building height is consistent with the Comprehensive Plan recommendation for building heights of up to 75 feet for the northern portion of the Property. It also continues the variation and range of building heights currently found on Elm Street and Fleetwood Road, and ensures that the existing office building, at nine stories and approximately 90 feet in height,

continues to be the tallest structure on the Property. Stepping the height of the residential building down from the existing office building reflects the office building's position on the Property's primary frontage along Elm Street and the commercial structures toward the core of the CBC. The height of the residential building transitions well as a buffer for the adjacent McLean Crest townhouses across Fleetwood Road.

### **3. Attractive, Pedestrian-Friendly Streetscapes**

The proposed development will include substantial streetscape improvements to ensure a pleasant pedestrian environment on the Property. As depicted on Sheets 5, 6, and 12 of the CDP/FDP, the Property will have buildings extending to sidewalks and trails along Elm Street, Fleetwood Road, and the new internal street on the Property, and significant street trees along these pathways. The Applicant's intent is to create attractive and interesting streetscapes that encourage greater pedestrian activity within and throughout McLean's downtown. In addition, the Fleetwood Road frontage of the Property will include a drop-off area to serve visitors and guests of the residents. This area will allow vehicles to stop to unload and drop-off at a designated location rather than directly on Fleetwood Road or on the new internal street on the Property, which will help avoid pedestrian and vehicular conflicts and provide better pedestrian circulation among the uses on the Property.

### **4. Recreational Amenities and Facilities**

Residents of the building will be served by a range of amenities, both internal to the buildings and across the Property. The ground floor of the structure will include amenities such as a central lobby with a staffed front desk, a fitness room, and meeting rooms. The building also will have two outdoor terraces, which will include a swimming pool, seating areas, and plantings. In addition, residents will have approximately one-quarter acre of open space for gathering and passive recreation, which will be directly across from the residential building and have seating areas with benches, paths, and landscaping. The proposed development plan also has additional open spaces for passive recreation on the Property.

### **C. Complementary, Pedestrian-Oriented Retail Space**

The Applicant proposes a two-story retail building of 8,720 square feet, which will front onto Elm Street and accommodate several neighborhood-serving retail uses providing shopping, dining, and social opportunities. Elm Street provides the Property's primary street frontage and connection to the core of downtown McLean, which is predominantly developed with medium-intensity office and low-rise commercial uses. The Applicant understands the Comprehensive Plan's focus on the importance of enhancing the streetscape and providing neighborhood-serving retail uses that will encourage pedestrian activity throughout the McLean CBC. The Applicant envisions the retail building being occupied by neighborhood retailers such as a coffee shop, café/deli, and a small market. These retail stores will provide an amenity for the residents, the employees working in the existing office building, and for downtown McLean as well.

The design of the retail building embodies an implied storyline, representing a carriage house of the same era as the proposed residential building, evolved over time to provide a storefront presence on Elm Street. The architecture of the retail building carries simplified

Victorian elements of a carriage house with traditional main street storefronts of the early twentieth century. Open in the middle with a breezeway, the building encourages pedestrian circulation from Elm Street to the proposed open space/courtyard and the residential building. The building's design also will allow the retail shops to engage Elm Street and create a storefront presence to further encourage pedestrian activity and create an inviting gathering area.

#### **D. Existing Office Building**

As part of the proposed development, the Applicant will maintain the existing office building of 109,600 square feet on the Property. The office building serves as an important component of downtown McLean's office space and is almost fully occupied with tenants under existing, long-term leases. The Comprehensive Plan recommendations for the Property acknowledge the significant office space existing on the site and assume such office space will remain for the foreseeable future. Although the Applicant does not propose any changes to the office building, the Applicant proposes to integrate the existing office building into the proposed site design and improvements for the Property. Specifically, the Applicant proposes to upgrade the area around the office building by implementing the pedestrian-friendly streetscape along Elm Street described above, providing pedestrian connections to the proposed residential and retail buildings, and landscaping enhancements consistent with the landscaping plan for the overall Property.

#### **E. Parking for the Proposed Development**

As discussed above, this application proposes the redevelopment of the Property's existing surface parking lot. The Applicant intends for the residential, retail and office uses on the Property to be served by below-grade structured parking. As depicted on Sheet 5 of the CDP/FDP, the parking garage will be accessed from the new internal street located between the residential building and the office and retail buildings. This entrance location will prevent the need for drivers to access the parking garage directly from Fleetwood Road or Elm Street, which reduces the likelihood of impeding the flow of traffic on these roads.

The majority of the parking for the Property will be located in the below-grade parking structure, however, the plan includes a modest number of surface parking spaces, including on-street parking, to conveniently serve retail patrons and visitors to the residential and office buildings, while the below grade parking spaces will be available for all uses. The surface parking spaces have been designed to be concentrated at the rear of the Property or along the central internal street to ensure attractive streetscapes along the Fleetwood Road and Elm Street boundaries of the Property.

#### **F. Open Space and Gathering Areas**

The creation of convenient and meaningful open space areas throughout the Property is an important component of the proposed development. Since the Property includes existing and proposed structures and uses, the creation of attractive and useable open spaces and gathering areas is essential to achieving a coordinated and well-integrated development. The Comprehensive Plan further emphasizes the strong desire for clearly identifiable and engaging spaces for community gathering within downtown McLean.

The proposed development will include a publicly accessible central open space of approximately one-quarter acre comprised of park and hardscape plaza areas framed by the residential, retail, and office buildings. This park space will include substantial landscaping, walking paths, and seating areas, and will provide opportunities for community events, informal gatherings, and individual relaxation and enjoyment of a pleasant outdoor space. In addition, the proposed plan includes two smaller open space areas along Fleetwood Road for additional passive recreation on the Property. The proposed open spaces will be connected to the existing trail at the rear of the Property, which the Applicant will substantially improve as part of the project. Collectively, the proposed open space constitutes approximately 35% of the Property's land area, well in excess of the 20% open space requirement for the PRM district. Further, the recreational open space will be at least 15% of the Property. These open spaces will be designed in conformance with the McLean CBC Open Space Design Standards, and will be important resources for residents, employees, visitors and the surrounding McLean community.

#### **G. Pedestrian Circulation Improvements**

The Applicant has designed pedestrian connections throughout the Property and along its boundaries linking the proposed and existing uses both within the site and to downtown McLean. Sheet 12 of the CDP/FDP depicts several sidewalk connections among the residential, retail, and office uses along Fleetwood Road and Elm Street, and also an existing, underutilized trail that the Applicant will upgrade and connect to the existing off-site trail on the eastern edge of the Property. This trail connects Fleetwood Road with Beverley Road to the east and ultimately to the core of the CBC.

Consistent with the recommendations of the Comprehensive Plan, sidewalks will be at least five feet in width and the sidewalks will consist of a brick paving pattern with concrete accents in conformance with the recommendations of the McLean CBC Open Space Design Standards, which will create a unified and attractive streetscape on Elm Street and Fleetwood Road. The brick surfacing of the sidewalks will be extended to crosswalks within the Property to provide overall coordination and confirmation of the extent of the pedestrian realm.

### **IV. COMPREHENSIVE PLAN FOR THE MCLEAN COMMUNITY BUSINESS CENTER**

#### **A. Current Comprehensive Plan Recommendations**

The Comprehensive Plan provisions for the McLean CBC envision the area as a mixed-use center with medium-density residential, office, and community-serving retail uses. For the Property specifically, the Comprehensive Plan recommends office with ground-floor retail uses up to a 0.50 FAR and an option for mixed-use development up to a 1.0 FAR. Under the mixed-use development scenario the Plan recommends at least one-third residential uses, provided the residential component is comprised exclusively of elderly housing units. Otherwise, the Plan limits a residential development proposal to a maximum of 50 dwelling units on the Property. In addition, the Plan includes conditions for such a residential project to be constructed up to a height of 75 feet, to provide on-site recreation facilities, and to provide for a transition of compatible uses to adjacent parcels.

Notwithstanding the mixed-use residential option, the current Comprehensive Plan assumes the existing office space on the Property will remain for the foreseeable future. In fact,

the Comprehensive Plan identifies two portions of the McLean CBC as being the focus for development in the near term; the North Village and South Village areas. The Property lies immediately outside of the South Village in an area designated for minimal change due to the existing office building on the Property. As such, the Comprehensive Plan does not anticipate further development of the Property in the near term. There does not appear to be any specific rationale for these Plan limitations other than a desire for the North and South Villages to be the primary focus of development and an assumption that the owner of the Property will not seek further development within the time horizon of the current Comprehensive Plan provisions.

The Comprehensive Plan recommendations for the McLean CBC clearly envision additional medium-density residential and community-serving retail uses to generate pedestrian activity, provide a community focal point, and enliven downtown McLean. The specific Plan recommendations for the Property, however, hinder all of these important planning objectives. Plan recommendations that permit the existing office building to be complemented only by elderly housing or 50 townhouses essentially ensure that the Property will not be an active, pedestrian-oriented place, but instead an inwardly focused site that makes little meaningful contribution to downtown McLean. The ability to develop additional residential density is critical to achieving the vision of a more lively, pedestrian-oriented environment with a sense of place for the Property and downtown McLean.

#### **B. Proposed Comprehensive Plan Amendment**

To enable the redevelopment of the Property as proposed by this rezoning application, the Applicant intends to request that the Board of Supervisors initiate an out-of-turn Comprehensive Plan amendment. The Applicant's proposal for the Plan amendment reflects the opportunity to remove the existing surface parking lot from the Property and develop it with medium-density residential and neighborhood-serving retail uses, which together with the existing office building, will form an attractive and well-integrated mixed-use development. The density and use limitations under the current Comprehensive Plan do not reflect the potential for the Property to accommodate an appropriate mix of integrated uses with an intensity and building heights that provide a desirable transition from the more commercial core of the McLean CBC to lower density residential areas across Fleetwood Road from the Property.

As described above, the proposal includes a mid-rise, Class A residential building, complementary neighborhood-serving retail uses, and significant office space, all with a site design that replaces a large area of surface parking, provides substantially more open space than required under the Zoning Ordinance, incorporates attractive streetscapes to encourage pedestrian activity, and is consistent with the McLean CBC Open Space Design Standards. The Applicant believes the proposed development at a 1.76 FAR is appropriate for the Property given the elements of the project that further important planning objectives for the McLean community. The Applicant looks forward to discussing the proposal for a Comprehensive Plan amendment with the County.

#### **V. RESIDENTIAL DEVELOPMENT CRITERIA**

##### **A. Site Design**

The Applicant proposes to develop the Property with an integrated mix of Class A



residential units, neighborhood-serving retail, and office uses with a high-quality site design. As shown on the CDP/FDP, the proposed development will include extensive landscaping and open space, substantial streetscape improvements to create a pleasant pedestrian experience, and a range of amenities.

#### **1. Consolidation**

The Applicant proposes to redevelop the existing surface parking lot with a mid-rise residential building and a retail building while maintaining the existing nine-story office building. The Comprehensive Plan does not contain site-specific recommendations for consolidation of the Property. Given the size of the Property and the underutilized parking lot, it is not necessary to consolidate other parcels to create a high-quality site design with an integrated and cohesive mix of uses. Further, development of the Property as the Applicant proposes will not preclude other parcels from developing in accordance with the Comprehensive Plan.

#### **2. Layout**

The layout for the proposed development provides logical and functional connections and relationships among the residential, office, and retail uses. The site design provides attractive and convenient pedestrian connections that minimize pedestrian and vehicular conflicts and improve the relationship of the Property to downtown McLean. The Applicant will make substantial improvements to the trail along the rear of the Property to further enhance the pedestrian connectivity of the Property. The residential building will be oriented toward Fleetwood Road with an appropriate transition in building height to adjacent residential uses. The smaller retail building will help to create an activated street presence on Elm Street. The proposed development includes substantial usable open space in the form of outdoor terraces with landscape plantings, seating and gathering areas, a swimming pool, two pocket parks, and a substantial park/plaza area for gathering and passive recreation. The Applicant also is interested in the potential to locate a transit stop at the Property.

#### **3. Open Space**

The proposed site design includes approximately 35% open space, which is well in excess of the 20% open space requirement of the PRM zoning district. In addition, the recreational open space will be 15% of the Property. The proposed open spaces include the outdoor terraces, two pocket parks, the trail along the rear of the Property, and the substantial park/plaza area. These spaces will be well-integrated into the development to maximize their functionality and enjoyment by residents, office employees, retail patrons, and the community.

#### **4. Landscaping**

As shown on the CDP/FDP, the development includes extensive landscaping throughout the Property. In addition, the Applicant will make substantial improvements to the trail and landscaping along the rear of the Property.

#### **5. Amenities**

The proposed development will have amenities for the residential building that include a

fitness room, meeting rooms, and outdoor terraces with a swimming pool and seating areas. The Property also will have two pocket parks, with the potential for a tot lot, and the park/plaza area with street furniture, paths, and landscaping.

#### **B. Neighborhood Context**

The Applicant has designed the proposed residential and retail buildings to be integrated into the fabric of the adjacent uses and to complement and enhance the development in the McLean Community Business Center. The most significant enhancement is the replacement of a large surface parking lot with attractive, classical residential and retail buildings. As described above, the proposed buildings will have high-quality architecture in the Jeffersonian vernacular with an enduring style and timeless design. The massing of the five-story residential building serves as a transition from the nine-story office building and the more commercial core of downtown McLean to the lower-density residential areas across Fleetwood Road. The proposed development also will be integrated into the pedestrian, bicycle, and vehicular network in the vicinity of the Property.

#### **C. Environment**

The rezoning application provides an opportunity to achieve important environmental benefits by replacing the existing, underutilized surface parking lot and upgrading the Property to meet current Fairfax County environmental standards. The Property does not have any environmentally sensitive areas and has virtually no environmental benefits. The topography of the Property allows the Applicant to develop the proposed mid-rise residential building, retail building, and significant open space while locating the majority of the parking below grade. In addition, the Applicant will be providing substantial upgrades to the existing stormwater management facilities through the use of updated technologies and the introduction of best management practices ("BMP") to make meaningful improvements in water quantity and water quality control.

#### **D. Tree Preservation and Tree Cover Requirements**

The Applicant will implement tree preservation measures in accordance with Fairfax County requirements. There is relatively little existing tree cover on the Property due to the expansive surface parking lot the Applicant proposes to replace. As shown on the CDP/FDP, the Applicant will preserve approximately 10,000 square feet of existing tree cover and provide approximately 9,250 square feet of additional tree planting on the Property. Overall, the Applicant proposes approximately 14 percent tree cover for the Property.

#### **E. Transportation**

The Applicant's proposed development will have less impact on the road network than the development permitted under the current Comprehensive Plan. Based on the Institute for Transportation Engineers ("ITE") trip generation rates, the current Comprehensive Plan option for a 1.0 FAR with 50 dwelling units and 142,971 square feet of non-residential uses would generate 308 AM peak hour trips, 424 PM peak hour trips, and 3,844 average daily trips. The Applicant's proposal would generate 372 AM peak hour trips, 398 PM peak hour trips, and 3,753 average daily trips. The proposed development would generate 91 fewer trips and also

falls below the threshold for Virginia Department of Transportation ("VDOT") review.

Although VDOT review of a traffic study is not required, the Applicant will conduct traffic analysis for the project in consultation with the Fairfax County Department of Transportation. Based on this analysis, the Applicant will identify any potential transportation improvements and transportation demand management measures to mitigate the impact of the proposed development. The development will include additional pedestrian and bicycle connections, and the Applicant also is interested in locating a future transit stop at the Property. The Applicant will provide more detailed traffic information and mitigation measures during the review process.

#### **F. Public Facilities**

The Applicant will provide a set of proffers to offset the impact of the proposed development on Fairfax County public facilities, such as public schools, parks, libraries, and police/fire services. The Applicant will address such impacts and associated proffers as they are identified and evaluated by Fairfax County during the development review process.

#### **G. Affordable Housing**

The Applicant will provide Affordable Dwelling Units in accordance with the Fairfax County Zoning Ordinance and Workforce Dwelling Units in accordance with Comprehensive Plan policy.


#### **H. Heritage Resources**

The Applicant proposes the redevelopment of a surface parking lot on the Property. To the best of the Applicant's knowledge, there are no heritage resources of significant cultural, architectural, economic, social, political, or historical heritage existing on the Property and no areas of the Property containing scenic assets or natural features deserving of preservation.

### **VI. SUMMARY**

The Applicant seeks to rezone the Property to the PRM zoning district to permit its transformation from a single-use, surface parked office site into a vibrant, pedestrian-oriented mixed-use development with a mid-rise, Class A residential building and complementary neighborhood-serving retail uses for the residents, employees, and visitors on the Property and for the McLean community. The proposed development will include a mix of uses to enliven downtown McLean, substantial streetscape enhancements to encourage pedestrian activity, meaningful open spaces for community gathering and passive recreation, and a classical architectural design reflecting a timeless elegance that provides an opportunity to establish a signature architectural vision for downtown McLean.

The Applicant respectfully requests favorable consideration of this rezoning application by the County Staff, the Planning Commission, and the Board of Supervisors.



Brian J. Winterhalter, Esq.  
Cooley LLP

## Rezoning Application

RZ 2012-DR-019

Applicant: ELM STREET RESIDENTIAL, L.L.C.  
Accepted: 11/02/2012  
Proposed: MIXED-USE  
Area: 4.43 AC OF LAND, DISTRICT - DRANESVILLE

### Zoning Dist Sect:

Located: 6862 ELM STREET, MCLEAN, VA 22101  
Zoning: FROM C-3 TO PRM  
Overlay Dist: CRD SCHC  
Map Ref Num: 030-2-/01/ /0061

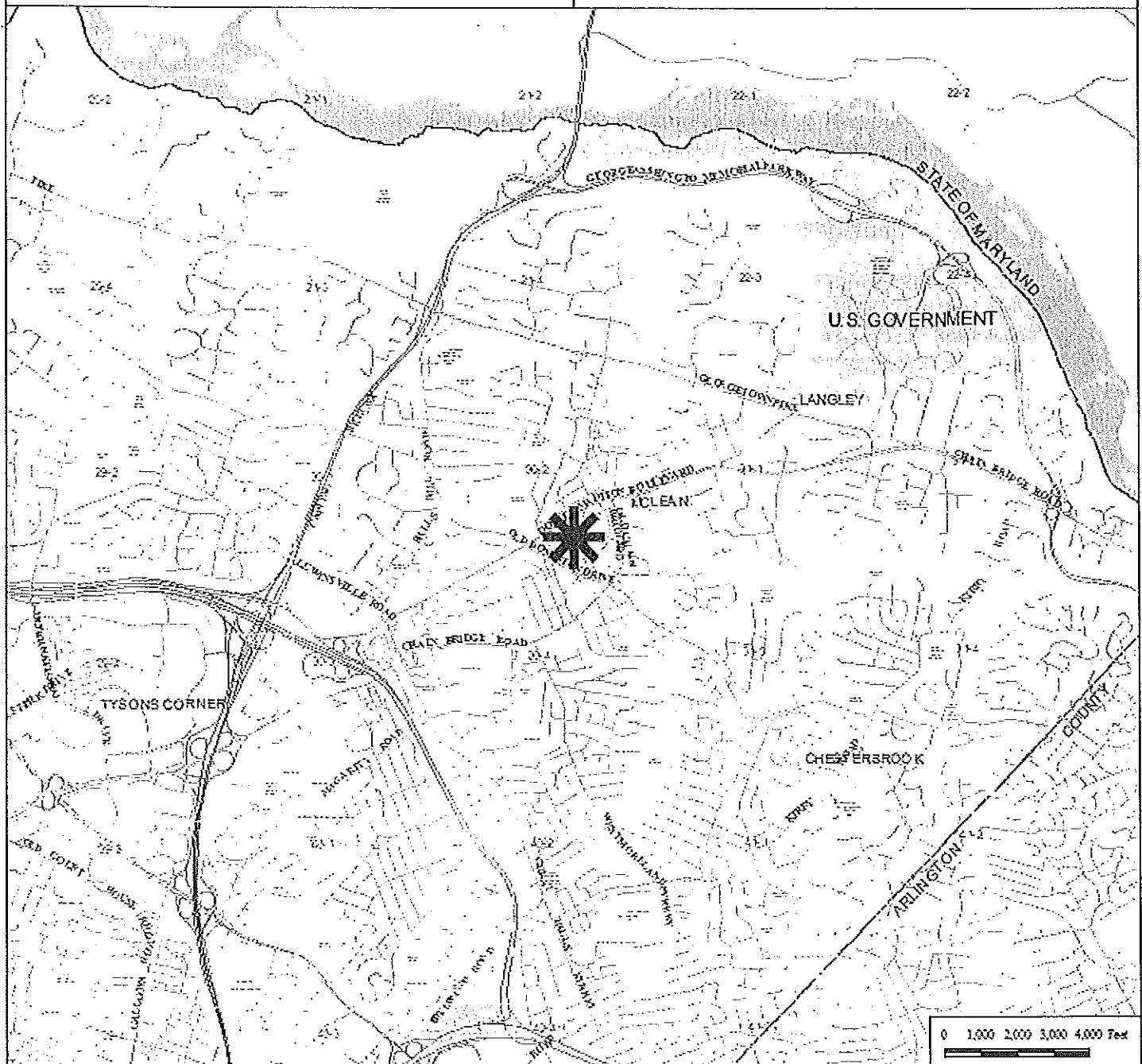
## Final Development Plan

FDP 2012-DR-019

Applicant: ELM STREET RESIDENTIAL, L.L.C.  
Accepted: 11/02/2012  
Proposed: MIXED-USE  
Area: 4.43 AC OF LAND, DISTRICT - DRANESVILLE

### Zoning Dist Sect:

Located: 6862 ELM STREET, MCLEAN, VA 22101  
Zoning: PRM  
Overlay Dist: CRD SCHC  
Map Ref Num: 030-2-/01/ /0061



## Rezoning Application

RZ 2012-DR-019

Applicant: ELM STREET RESIDENTIAL, L.L.C.  
Accepted: 11/02/2012  
Proposed: MIXED-USE

Area: 4.43 AC OF LAND, DISTRICT - DRANESVILLE

Located: 6862 ELM STREET, MCLEAN, VA 22101  
Zoning: FROM C-3 TO PRM  
Overlay Dist: CRD SCHC  
Map Ref Num: 030-2-/01/ /0061

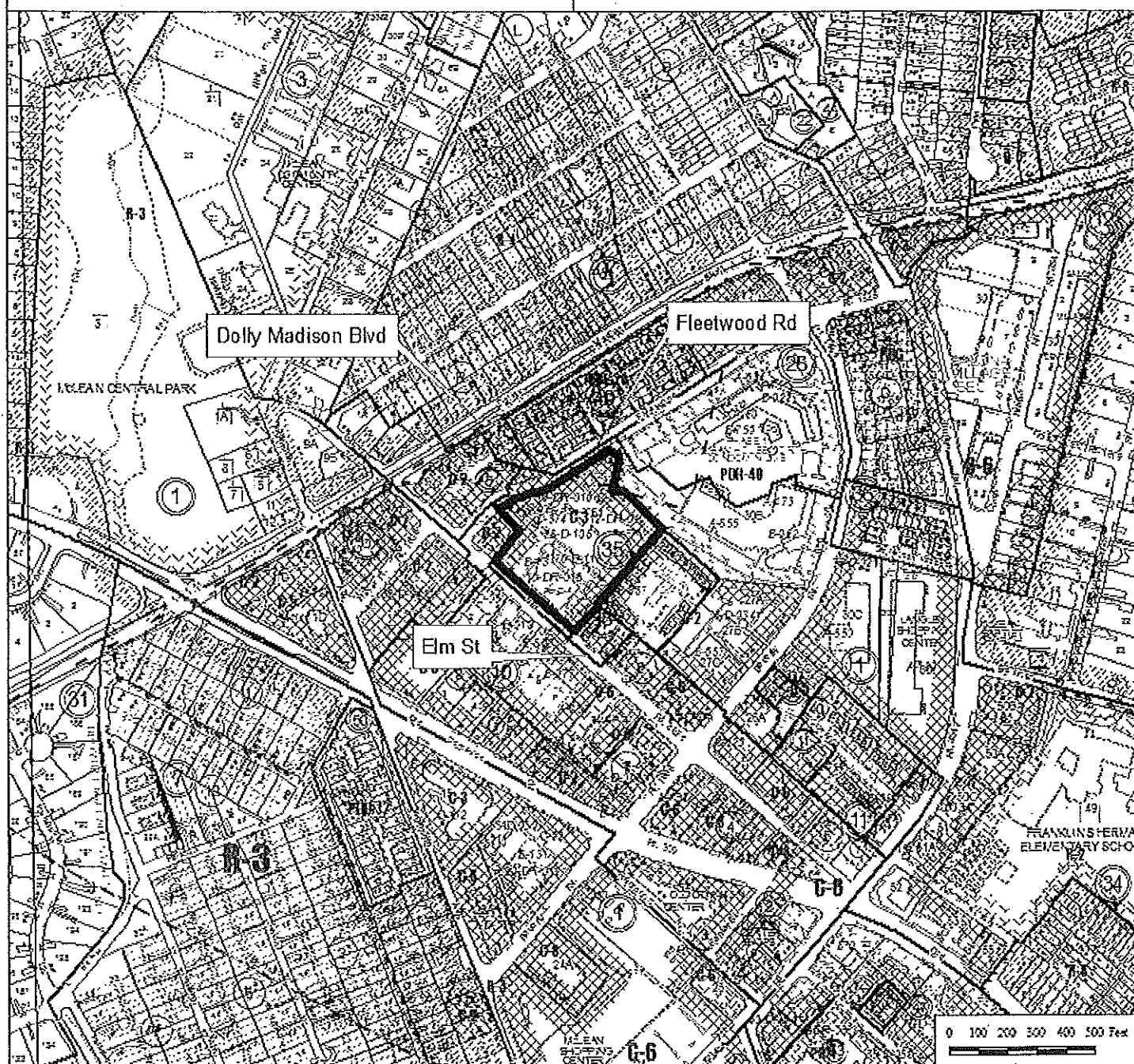
## Final Development Plan

FDP 2012-DR-019

Applicant: ELM STREET RESIDENTIAL, L.L.C.  
Accepted: 11/02/2012  
Proposed: MIXED-USE

Area: 4.43 AC OF LAND, DISTRICT - DRANESVILLE

Located: 6862 ELM STREET, MCLEAN, VA 22101  
Zoning: PRM  
Overlay Dist: CRD SCHC  
Map Ref Num: 030-2-/01/ /0061

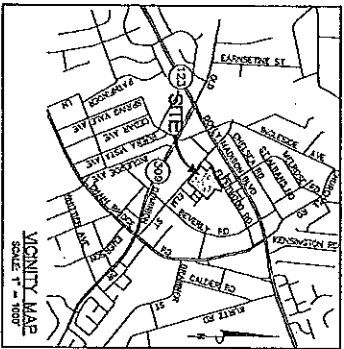
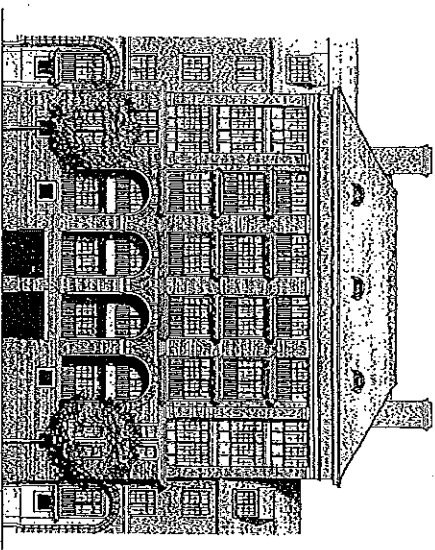


# 6862 ELM STREET

## DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

### CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/CDP 2012-DR-0215  
FDP 2012-DR-0217



**OWNER:**  
6862 LAND LLC  
4445 WILLARD AVE, SUITE 400  
CHEVY CHASE, MD 20815

**APPLICANT:**  
ELM STREET RESIDENTIAL, LLC  
4445 WILLARD AVE, SUITE 400  
CHEVY CHASE, MD 20815

**PREPARED BY:**  
ENGINEER AND PLANNER:  
BOWMAN CONSULTING GROUP, LTD.  
14020 THUNDERBOLT PLACE, SUITE 300  
CHANTILLY, VA 20151

**ATTORNEY/AGENT:**  
COOLEY LLP  
ONE FREEDOM SQUARE  
RESTON TOWN CENTER  
11951 FREEDOM DRIVE  
RESTON, VA 20190

**ARCHITECTURE:**  
FRANCK & LOHSEN ARCHITECTS  
1715 N. STREET, NW  
WASHINGTON, DC 20036

**TRAFFIC CONSULTANT:**  
WELLS & ASSOCIATES  
1420 SPRINGHILL ROAD  
MCLEAN, VA 22102

**SHEET INDEX**

1	COVER SHEET
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS PLAN
4	CONCEPT PLAN
5	CONCEPT PLAN - RURAL DEVELOPMENT PLAN
6	CONCEPT PLAN - RURAL DEVELOPMENT PLAN
7	PRELIMINARY LANDSCAPE TREATMENT PLAN
8	PRELIMINARY LANDSCAPE TREATMENT PLAN
9	PRELIMINARY LANDSCAPE TREATMENT PLAN
10	PRELIMINARY LANDSCAPE TREATMENT PLAN
11	PRELIMINARY LANDSCAPE TREATMENT PLAN
12	PRELIMINARY LANDSCAPE TREATMENT PLAN
13	PRELIMINARY LANDSCAPE TREATMENT PLAN
14	PRELIMINARY LANDSCAPE TREATMENT PLAN
15	PRELIMINARY LANDSCAPE TREATMENT PLAN
16	PRELIMINARY LANDSCAPE TREATMENT PLAN
17	PRELIMINARY LANDSCAPE TREATMENT PLAN
18	PRELIMINARY LANDSCAPE TREATMENT PLAN
19	PRELIMINARY LANDSCAPE TREATMENT PLAN

1. THE QUANTIC PROPERTY OF THIS APPLICATION IS OBSERVED AND FOLLOWING:

24. BILL PAYING FOR OFFICE SUPPLIES AND RETAIL, USED WILL BE  
PRINCIPALLY WITHIN THE PROPOSED PARKING GARAGE.

A. MODIFICATION OF STANDARD PARENAL REQUIREMENTS TO PERMIT 20% REDUCTION PARENAL TO CRO GUIDELINES.

6. PROPOSED UNDERGROUND STORAGE TANKS: MANUFACTURER FACILITY SHOWN HEREON, IS ANTICIPATED TO EXCEED BOTH THE PROPOSED MULTIPHASE TANK DEVELOPMENT AND THE CURRENT OFFICE BUILDING. THE APPLICANT REQUESTS CONSIDERATION OF THE UNDERGROUND STORAGE TANK MANUFACTURER FACILITY AS A WALKER OF THE UNDERGROUND STORAGE TANK MANUFACTURER FACILITY. AS APPLICABLE TO THE PROPOSED MULTIPHASE SITE TO ALLOW THE UNDERGROUND FACILITY.

CURRENT ZONING:	C-1, MC, CHD, BC
APPLICANT:	440221011

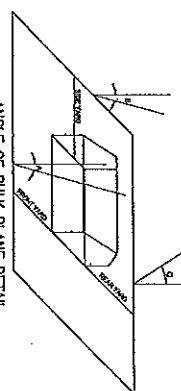
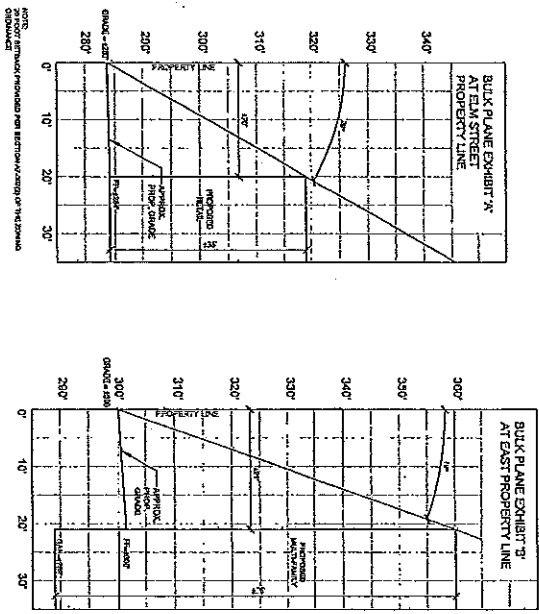
[illegible]

2) BASED UPON ORIGINAL SITE AREA FOR THE EXISTING OFFICE BUILDING PRIOR TO RIGHT OF WAY DEDICATION FOR FLUITWOOD ROAD (5.02 ACRES) OR 211,404 SQ.

PAVING • COMMERCIAL	REQUIRED	PROHIBITED
---------------------	----------	------------

[illegible]

- (b) USE DOWN-TO-EARTH, HARMONIZING, VISUAL PROPOSED RETAIL BUILDING IS AN EMBLEMATIC SUBJECT TO CHARGE WITH FINAL, EXPEDIENTIAL AND FINAL TRUNK REASONING.
- (c) THE REDUCTION REQUESTED FOR NON-RETAIL, ISSUES AS ALLOWED WITHIN ALLOWED CIRCULAR ZONE.
- (d) FINAL PROPOSED PARKING QUANTITY AND LOCATION FOR BOTH THE REDUCTIONAL AND COMMERCIAL RETAIL, ISSUES AS SUBJECT TO CHARGE WITH FINAL, SITE PLAN AND FINAL BUNDLED PARKING AGREEMENT.



BULK REGULATION (SITE PERIPHERAL YARDS ONLY)

QUESTIONS	ANSWERS
1. What is the purpose of the study?	To evaluate the effectiveness of the new drug in treating the disease.
2. What is the study design?	Randomized controlled trial.
3. What is the primary outcome measure?	Time to relapse.
4. What is the secondary outcome measure?	Adverse effects.
5. What is the study population?	Patients with the disease.
6. What is the intervention group?	Group receiving the new drug.
7. What is the control group?	Group receiving the standard treatment.
8. What is the duration of the study?	12 weeks.
9. What is the sample size?	100 patients.
10. What is the significance level?	0.05.
11. What is the power of the study?	0.80.
12. What is the confidence interval?	95%.
13. What is the p-value?	0.01.
14. What is the hazard ratio?	2.5.
15. What is the odds ratio?	1.5.
16. What is the relative risk?	1.2.
17. What is the number needed to treat?	10.
18. What is the number needed to harm?	20.
19. What is the quality of life score?	70.
20. What is the patient satisfaction score?	85.

6862 ELM STREET

DRANESVILLE DISTRICT      FAIRFAX COUNTY, VIRGINIA

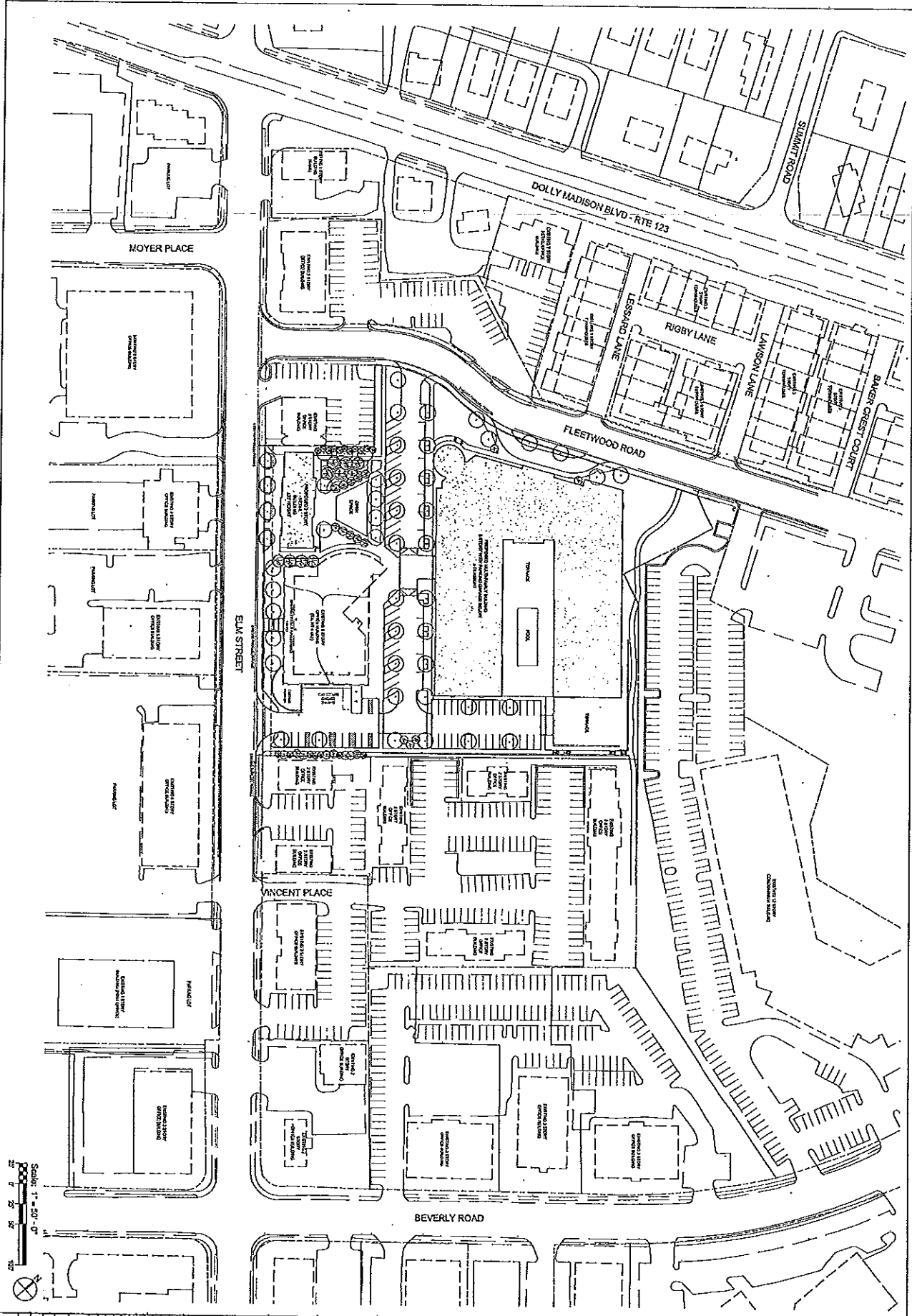
**Everford Consulting Group, Ltd.**  
9420 Townside Park Place  
Suite 300  
Chantilly, Virginia 20151

Phone: (703) 664-1070  
Fax: (703) 491-8725  
[www.everfordconsulting.com](http://www.everfordconsulting.com)

**Bowman**  
CONSULTING







Scale: 1" = 50'-0"

North Arrow

DATE: 03/29/2011

BY: [Signature]

CHECKED: [Signature]

SCALE: 1" = 50'-0"

SHEET: 4

CONTEXT PLAN

6862 ELM STREET

DRANESVILLE DISTRICT FARFAX COUNTY, VIRGINIA

Bowman Consulting Group, Inc.

1400 The Woodloch Plaza

Suite 300

Chantilly, Virginia 20151

Phone: (703) 494-1500

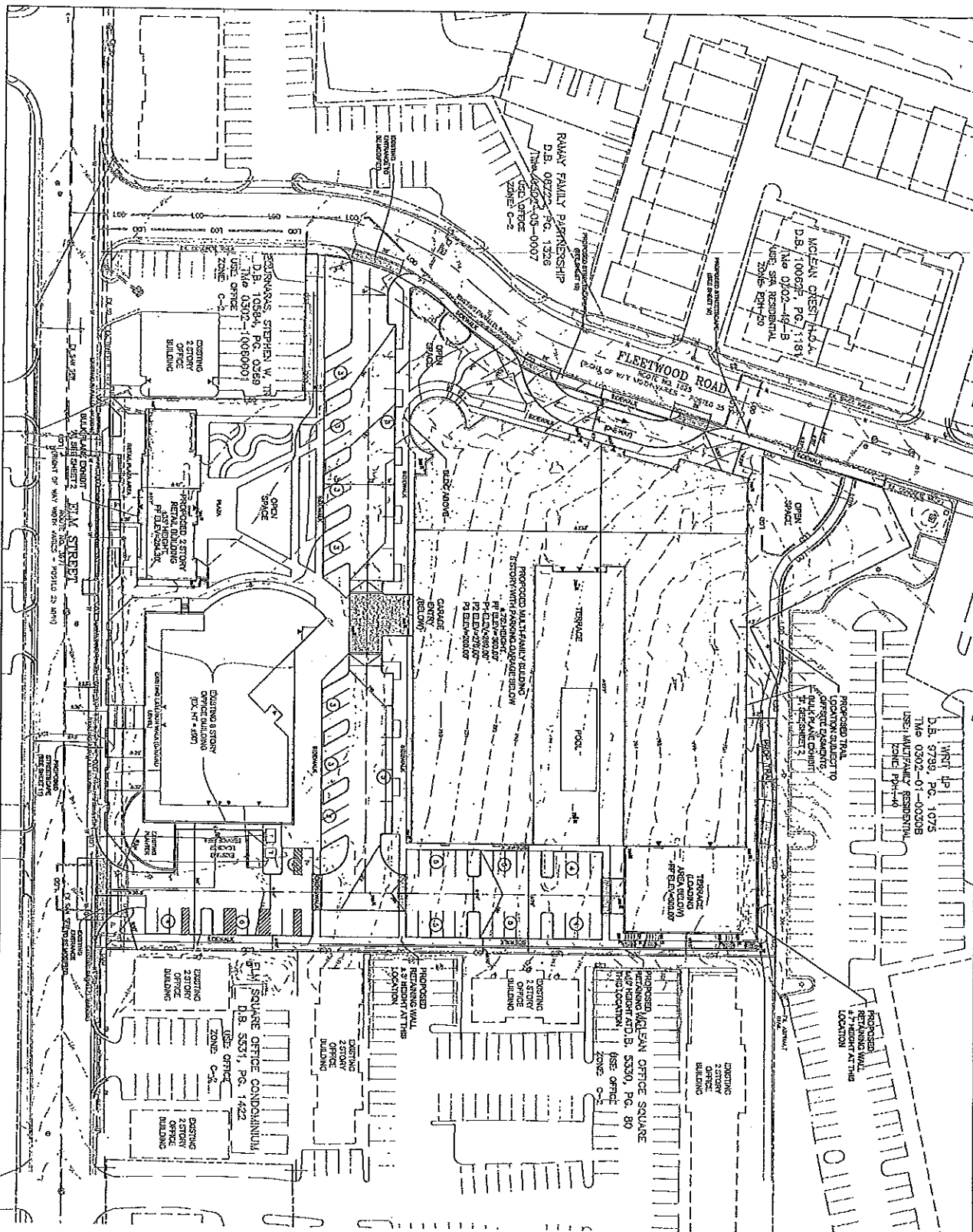
Fax: (703) 494-1500

www.bowmanconsulting.com

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### LEGEND

**EX. INDEX CONTROLLER,**

## APPENDIX A: LIMITS

### DISTURBANCES (QUALITY)

OWNERS TO ENJOY  
PROPERTY LINE BUT

### SHOWIN OFFERTE FOR

CLARITY DIRECTLY RELATES  
TO CHANGE WITH TIME

## ENVIRONMENT

[illegible]

CRUISE WITH LIBRARY

•

### PROPOSED PARKING

of the future world.

## CONCEPTUAL - FINAL DEVELOPMENT PLAN

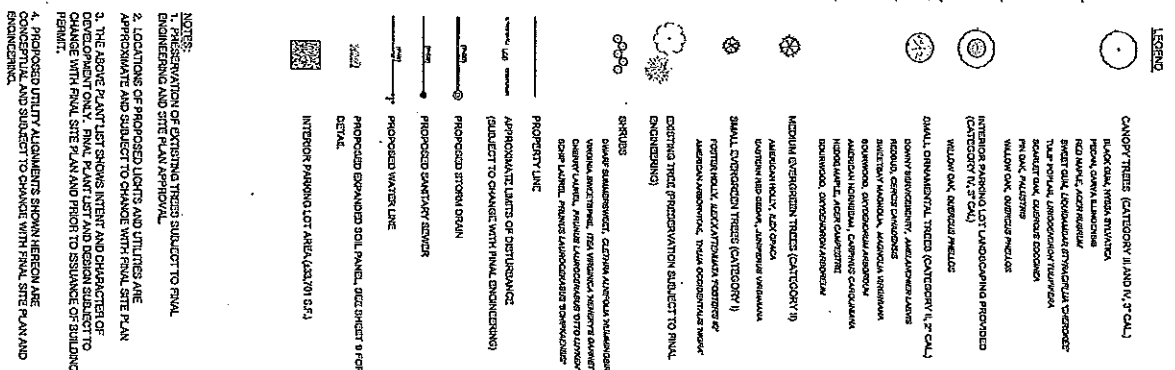
6862 ELM STREET

DRANESVILLE DISTRICT      FAIRFAX COUNTY, VIRGINIA

Board Consulting Group, Ltd.  
3420 Parkside Place  
Suite 300  
Charlottesville, Virginia 22901

Phone (703) 454-1200  
Fax (703) 417-8779

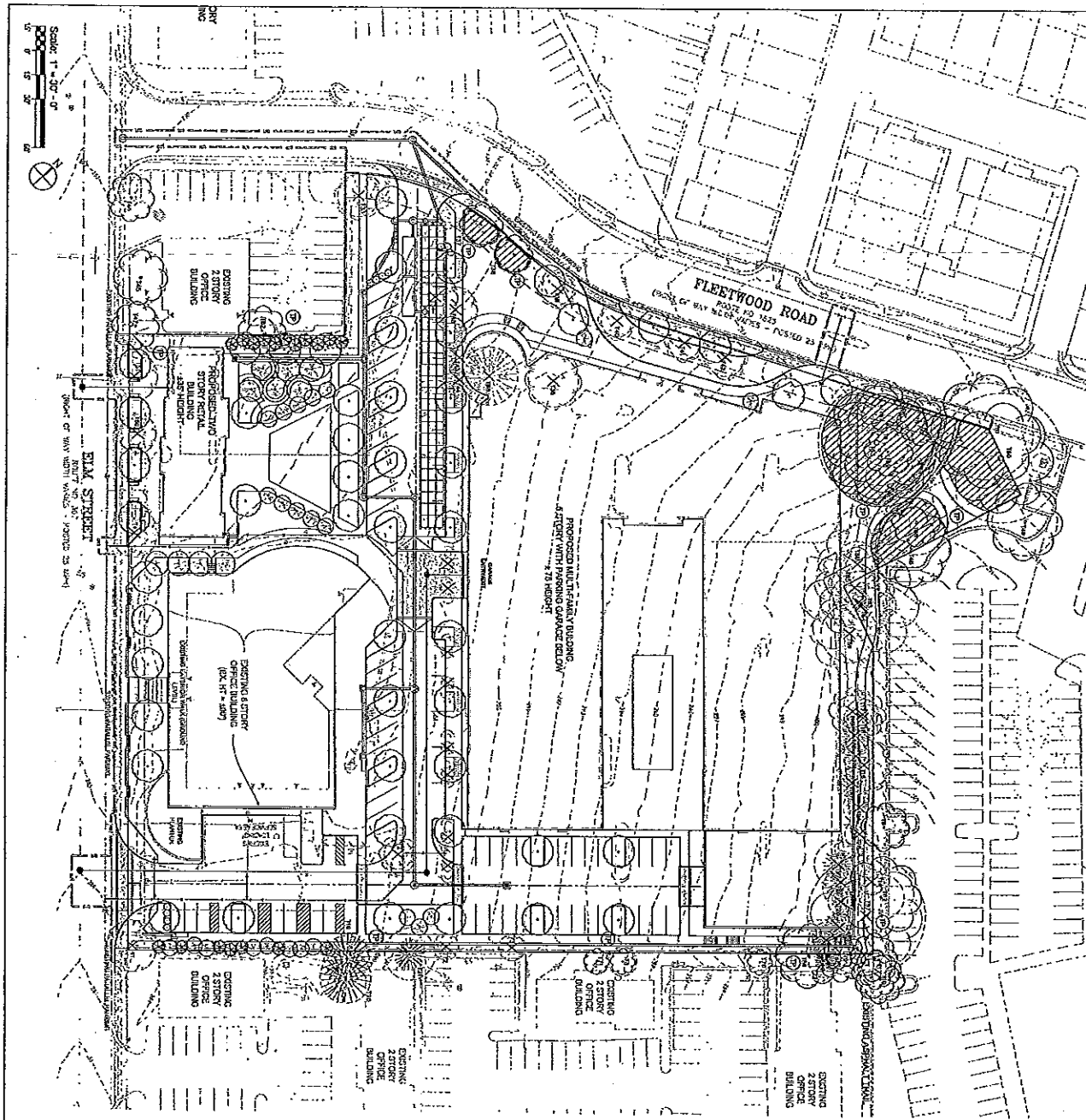
**Bowman**  
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	PLAN STATUS
06/27/97	COUNTY COMMISSIONER
DATE:	DESCRIPTION
CODE	MT
DRINK	CHAM
SPLAT	GROD
W	
JUN 84	74770-02-001
DATE:	SEPTEMBER 2002
P.L.N.	No. 74770-D-2P-001

SHEET     7



# LEGEND:

- EXISTING DECIDUOUS TREE TO BE PRESERVED
- EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DAMAGED TREE TO BE REMOVED
- EXISTING TREE CRITICAL ROOT ZONE
- PROPOSED TREES
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TREE PROTECTION FENCE
- TREE PRESERVATION AREA (20'x20' S.F.)

NOTES: 1. PRESERVATION OF EXISTING TREES INDICATED IS SUBJECT TO FINAL ENGINEERING AND SITE PLAN APPROVAL.

## TREE INVENTORY:

6862 ELM STREET - MCDONALD, VIRGINIA

Contract Number: 2010-01-01-01

Tree ID	Species	Size (DBH)	Height	Condition	Notes
1	Red Oak	12"	25'	Good	Preserve
2	White Oak	10"	20'	Good	Preserve
3	Red Oak	8"	18'	Good	Preserve
4	White Oak	6"	15'	Good	Preserve
5	Red Oak	4"	12'	Good	Preserve
6	White Oak	3"	10'	Good	Preserve
7	Red Oak	2"	8'	Good	Preserve
8	White Oak	1"	6'	Good	Preserve
9	Red Oak	12"	25'	Good	Preserve
10	White Oak	10"	20'	Good	Preserve
11	Red Oak	8"	18'	Good	Preserve
12	White Oak	6"	15'	Good	Preserve
13	Red Oak	4"	12'	Good	Preserve
14	White Oak	3"	10'	Good	Preserve
15	Red Oak	2"	8'	Good	Preserve
16	White Oak	1"	6'	Good	Preserve
17	Red Oak	12"	25'	Good	Preserve
18	White Oak	10"	20'	Good	Preserve
19	Red Oak	8"	18'	Good	Preserve
20	White Oak	6"	15'	Good	Preserve
21	Red Oak	4"	12'	Good	Preserve
22	White Oak	3"	10'	Good	Preserve
23	Red Oak	2"	8'	Good	Preserve
24	White Oak	1"	6'	Good	Preserve
25	Red Oak	12"	25'	Good	Preserve
26	White Oak	10"	20'	Good	Preserve
27	Red Oak	8"	18'	Good	Preserve
28	White Oak	6"	15'	Good	Preserve
29	Red Oak	4"	12'	Good	Preserve
30	White Oak	3"	10'	Good	Preserve
31	Red Oak	2"	8'	Good	Preserve
32	White Oak	1"	6'	Good	Preserve
33	Red Oak	12"	25'	Good	Preserve
34	White Oak	10"	20'	Good	Preserve
35	Red Oak	8"	18'	Good	Preserve
36	White Oak	6"	15'	Good	Preserve
37	Red Oak	4"	12'	Good	Preserve
38	White Oak	3"	10'	Good	Preserve
39	Red Oak	2"	8'	Good	Preserve
40	White Oak	1"	6'	Good	Preserve
41	Red Oak	12"	25'	Good	Preserve
42	White Oak	10"	20'	Good	Preserve
43	Red Oak	8"	18'	Good	Preserve
44	White Oak	6"	15'	Good	Preserve
45	Red Oak	4"	12'	Good	Preserve
46	White Oak	3"	10'	Good	Preserve
47	Red Oak	2"	8'	Good	Preserve
48	White Oak	1"	6'	Good	Preserve
49	Red Oak	12"	25'	Good	Preserve
50	White Oak	10"	20'	Good	Preserve

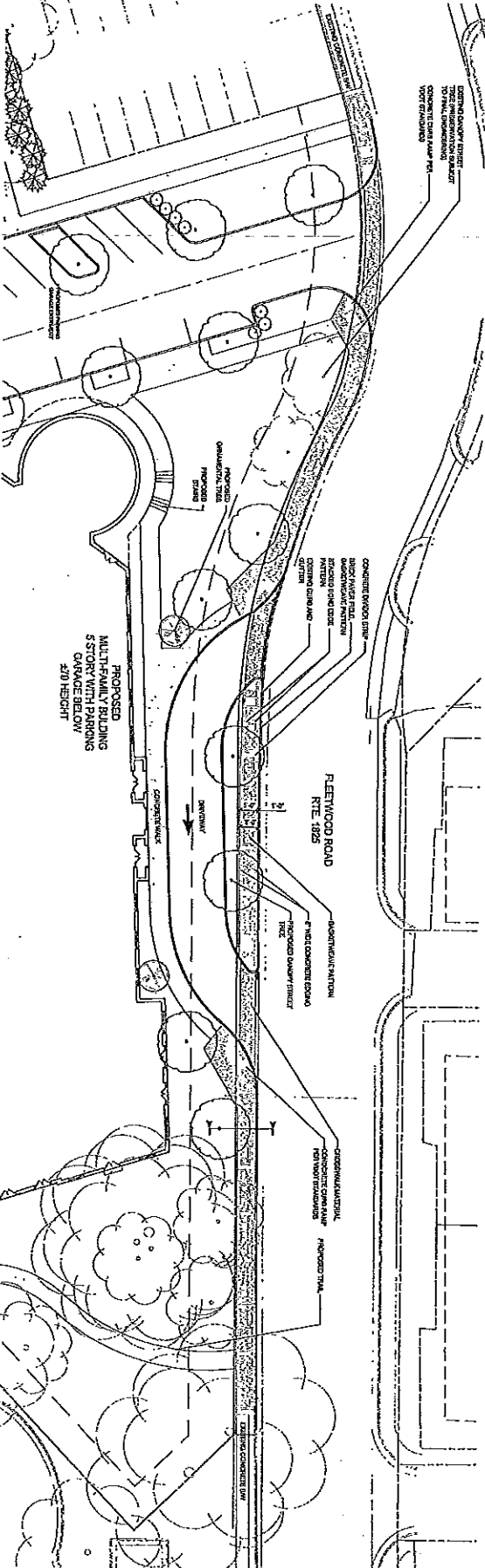
1. This drawing is a preliminary drawing and is not to be used for construction purposes.

INTERIOR PARKING LOT LANDSCAPING	
PARKING LOT AREA	33,761 SF
INTERIOR LANDSCAPING REQUIRED (%)	1,688 SF
TOTAL SHADE TREES COULD PROVIDED FOR CATEGORY IV RECREATIONAL TREES BY 2025?	4,660 SF (73%)

[illegible][illegible]

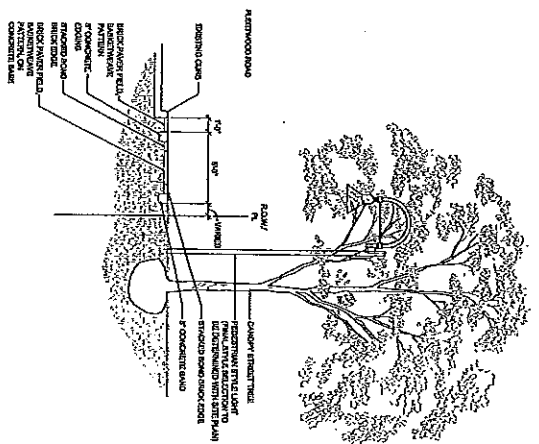
# 1 FLEETWOOD ROAD OPEN SPACE PLAN

Scale: 1" = 16'-0"



# 2 FLEETWOOD ROAD STREETSCAPE SECTION A-A

Scale: 1" = 16'-0"



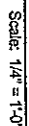
DATE: 10/10/2017	SCALE: 1" = 16'-0"	PROJECT: 6862 ELM STREET
DRAWN BY: J. BOWMAN	CHECKED BY: J. BOWMAN	APPROVED BY: J. BOWMAN
DATE: 10/10/2017	SCALE: 1" = 16'-0"	PROJECT: 6862 ELM STREET
DRAWN BY: J. BOWMAN	CHECKED BY: J. BOWMAN	APPROVED BY: J. BOWMAN

FLEETWOOD STREETScape - OPEN SPACE PLAN  
6862 ELM STREET  
DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

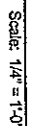
Bowman Consulting Group, Inc.  
14000 Potomac Park  
Suite 200  
Chantilly, Virginia 20151  
Phone: (703) 444-1300  
Fax: (703) 444-1300  
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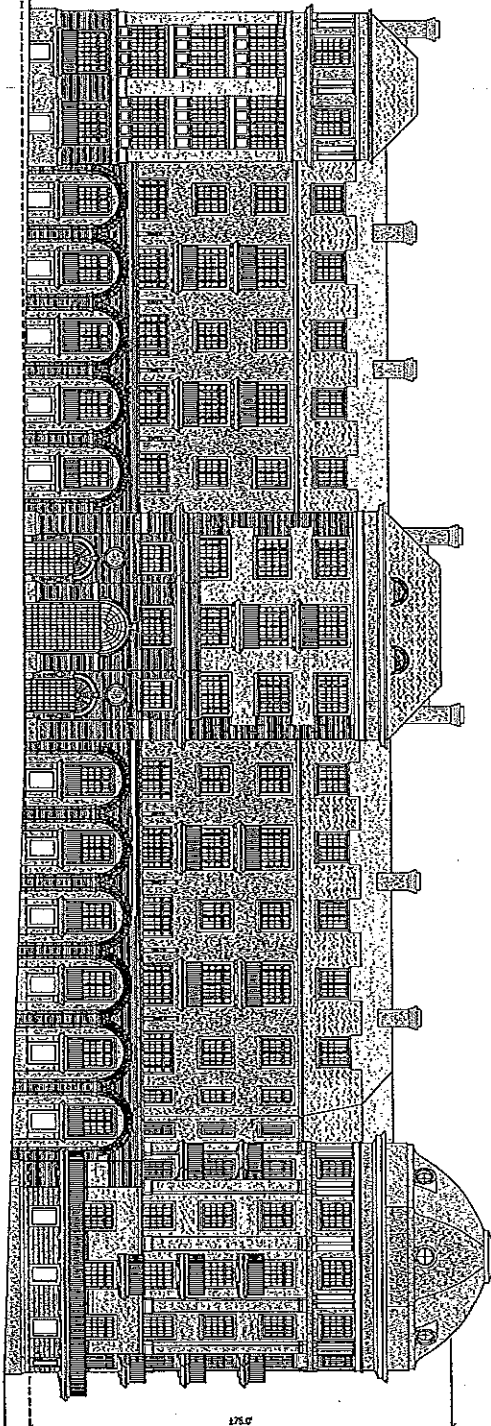
Scale: 1/16" = 1'-0"











175.0'

APPROXIMATE ELEVATION

# RESIDENTIAL BUILDING - FLEETWOOD ENTRY ELEVATION

N.T.S.

NOTE:  
ARCHITECTURAL ELEVATIONS  
SHOWN HEREIN ARE FOR  
ILLUSTRATIVE PURPOSES ONLY  
AND ARE NOT TO BE USED  
FOR CONSTRUCTION.  
GENERAL CHARACTER AND  
INTENT AND ARE SUBJECT TO  
CHANGE WITH FINAL DESIGN.

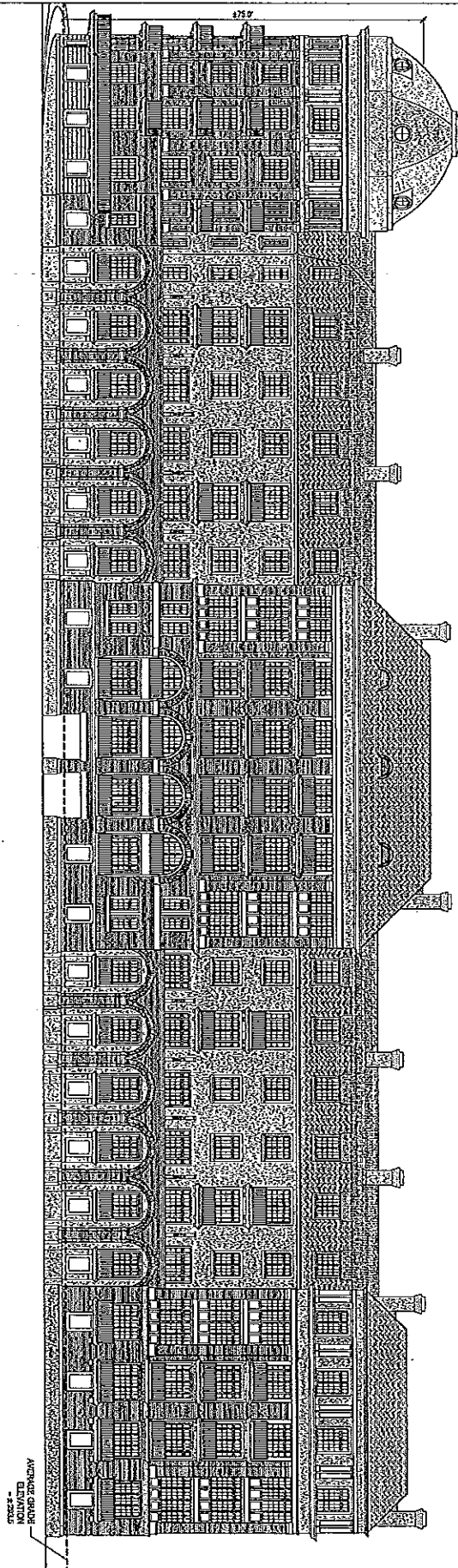
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01/11/11	JD	99
01/11/11	JD	100



ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - RESIDENTIAL BUILDING  
6862 ELM STREET  
DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

Bowman Consulting Group, Ltd.  
14000 Timberland Place  
Suite 100  
Chantilly, Virginia 20151  
Phone: (703) 414-1200  
Fax: (703) 414-1201  
www.bowmanconsulting.com  
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# RESIDENTIAL BUILDING - PARK VIEW ELEVATION

N.T.S.

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CHANGE WITH FINAL DESIGN.

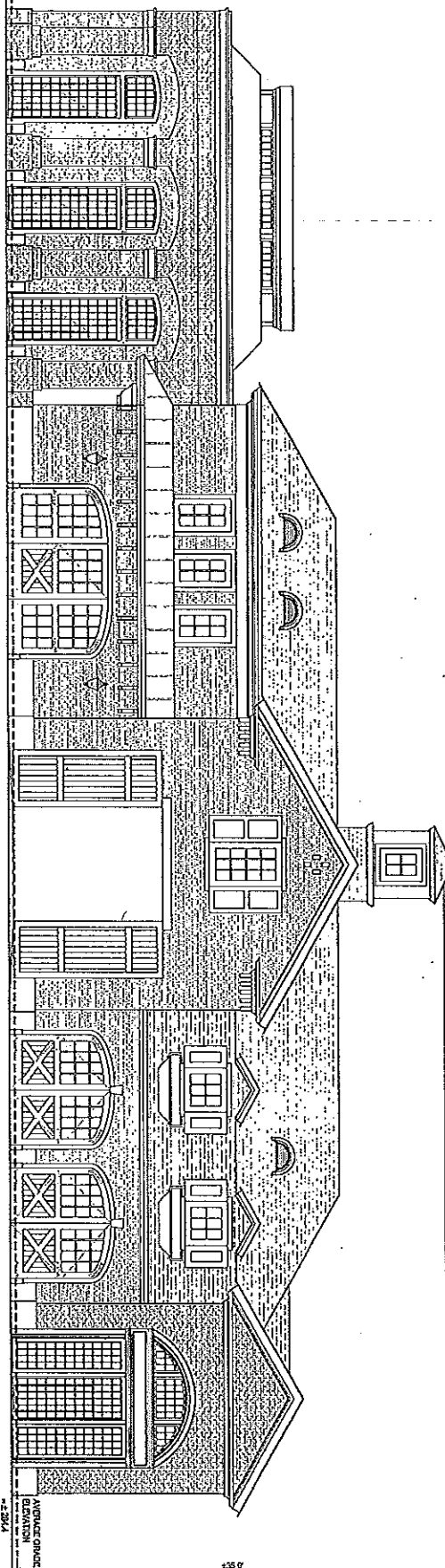
ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - RESIDENTIAL BUILDING

6862 ELM STREET

DRANESVILLE DISTRICT      FAIRFAX COUNTY, VIRGINIA

**Boomer Consulting Group, Ltd.**  
1420 Dundas St. East  
Suite 306  
Orrville, Ohio 44667  
Phone: (724) 414-1000  
Fax: (724) 481-8722  
[www.boomerconsulting.com](http://www.boomerconsulting.com)  
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RETAIL BUILDING - ELM STREET ELEVATION  
N.T.S.

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PURPOSES ONLY TO SHOW  
GENERAL CHARACTER AND  
INTENT AND ARE SUBJECT TO  
CHANGE WITH FINAL DESIGN.

	PLAN STARTED
MO/YR/DY	FND COUNTY COURT
DATE	DISPOSITION
JG JG MT	DRAWN CHD
CASE NO.	7-97-D-02-00-
DATE:	SEPTEMBER 20TH
RLE No.	7-67-D-27-00-



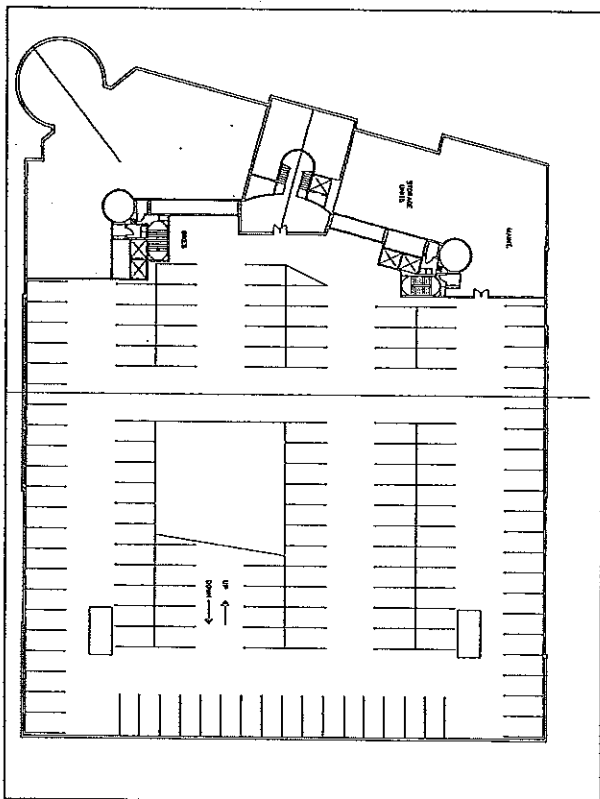
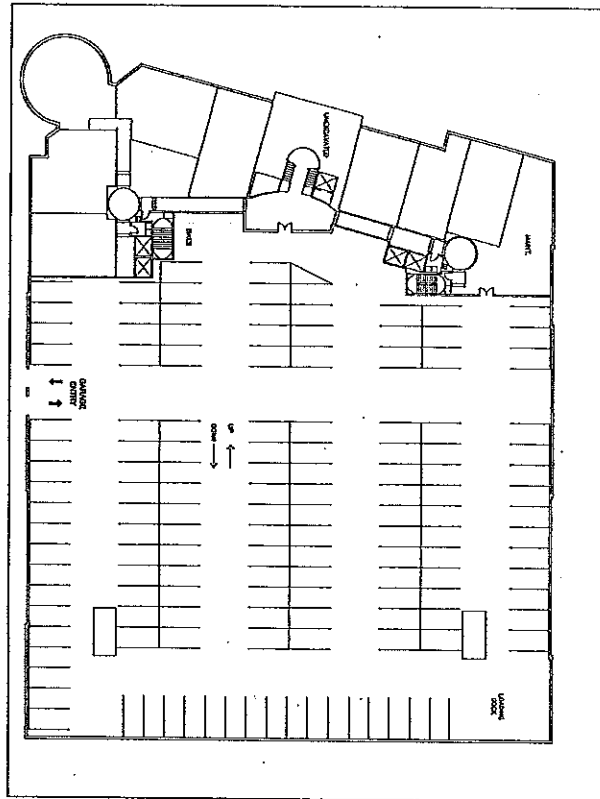
ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - RETAIL BUILDING

6862 ELM STREET

DRANESVILLE DISTRICT      FAIRFAX COUNTY, VIRGINIA

Schmitt Consulting Group, Ltd.  
14229 Thunderbolt Place  
Suite 300  
Chantilly, Virginia 20151  
Phone: (703) 484-3000  
Fax: (703) 481-8700  
[www.schmittconsulting.com](http://www.schmittconsulting.com)  
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**Bowman**  
CONSULTING



NOTES:

1. GARAGE DIAGRAMS AND PARKING NUMBERS ARE FOR INFORMATION AND ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

Scale: 1" = 25' - 0"



P.H. SLUGS.					
B/E/B/T/ P/ NO. COUNTY DISTRICT					
DNR		B/S			
S	S	M			
SC	ST	OBC			
SSC	N/A				
DOE No. 7470-02-001					
DATE : SEPTEMBER 2016					
REL No. 7470-D-20-007					
SHEET 17					



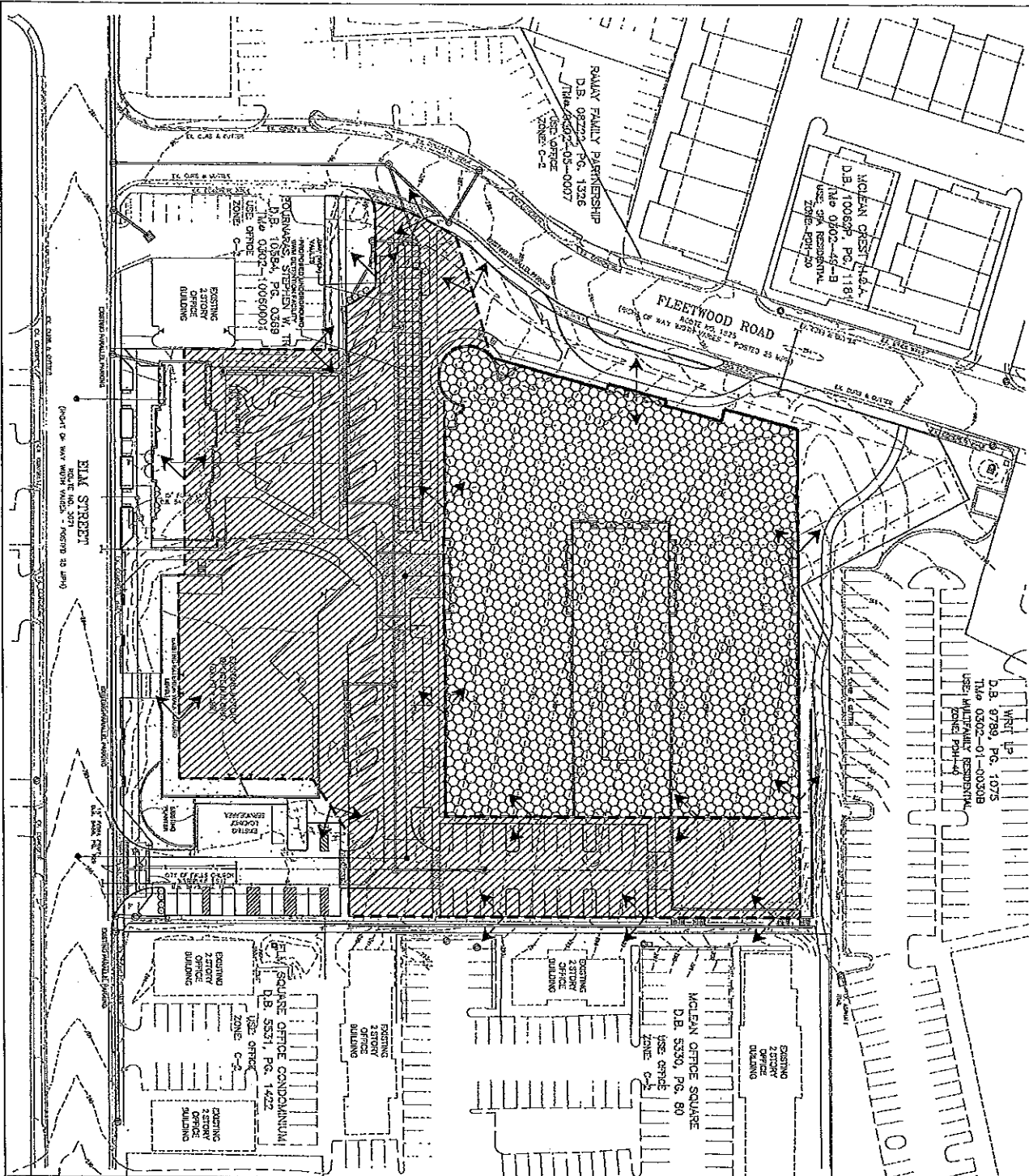
### SCHEMATIC GARAGE FLOOR PLANS

6862 ELM STREET

DRANESVILLE DISTRICT      FAIRFAX COUNTY, VIRGINIA

Boomer Consulting Group, Ltd.  
14222 Boulderbrook Place  
Suite 300  
Chantilly, Virginia 20151  
Phone (703) 464-1300  
Fax (703) 445-8720  
[www.boomerconsulting.com](http://www.boomerconsulting.com)  
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**LEGEND**

- APPROXIMATE DRAINAGE DIVIDE
- CONCEPTUAL STORM DRAIN ALIGNMENT
- PATTERN
- A1 - UNCONTROLLED
- A2 - BMP TREATED
- A3 - DETAINED AREA

**NOTE:**

1. STORMWATER MANAGEMENT/BMP DESIGN AND DRAINAGE DIVIDES SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN.
2. REFER TO SHEET 19 FOR PRELIMINARY SWM/BMP DESIGN COMPUTATIONS.

**Scale:** 1" = 30' - 0"

**DATE:** 08/20/2014

**BY:** [Signature]

**SCALE:** 1" = 30' - 0"

**FILE NO.:** 7470-02-001

**SHEET:** 18

**CONCEPTUAL SWM AND DRAINAGE DIVIDE PLAN**

**6862 ELM STREET**

**DRAYESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA**

NO.	DATE	DESCRIPTION
1	08/20/2014	PRELIMINARY DESIGN
2	08/20/2014	FINAL DESIGN

**Bowman CONSULTING**

Stormwater Consulting Group, Ltd.  
1400 The Woodcock Place  
Suite 100  
Cherryville, Virginia 22131

Phone: (703) 436-1566  
Fax: (703) 421-4720  
www.bowmanconsulting.com



# **STORMWATER MANAGEMENT NARRATIVE**

The site is located on a residential street to the north, and south to the south. The site is located on a residential street to the north, and south to the south. The site is located on a residential street to the north, and south to the south.

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## **SITE DISCHARGE CALCULATIONS**

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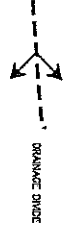
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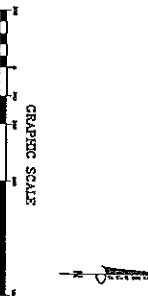
**SWM FACILITY DESIGN CALCULATIONS**

Area	Area (sq ft)	Area (ac)	Area (sq ft)	Area (ac)
Roof	10,000	0.23	10,000	0.23
Driveway	1,000	0.02	1,000	0.02
Yard	10,000	0.23	10,000	0.23
Total	21,000	0.48	21,000	0.48



**WHITE CLAY/CLAY NARRATIVE**

The site is located on a residential street to the north, and south to the south. The site is located on a residential street to the north, and south to the south. The site is located on a residential street to the north, and south to the south.



Area	Area (sq ft)	Area (ac)	Area (sq ft)	Area (ac)
Roof	10,000	0.23	10,000	0.23
Driveway	1,000	0.02	1,000	0.02
Yard	10,000	0.23	10,000	0.23
Total	21,000	0.48	21,000	0.48

SWM AND BMP NARRATIVES AND ADEQUATE OUTFALL ANALYSIS

**6862 ELM STREET**

DRANESVILLE DISTRICT FAIRFAX, VIRGINIA

Bowman Consulting Group, Inc.  
1000 North 1st Street  
Suite 300  
Cherry, Virginia 22021  
Phone: (703) 441-1000  
Fax: (703) 441-1000  
www.bowmanconsulting.com

